

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**September 28, 2022**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, September 28, 2022 at 7:02 PM at the Bloomfield Club Recreation Facility. T. Galles served as Chairperson of the meeting.

**Attendance** – Present: T. Galles, President  
B. Lindgren, Secretary  
M. Castricone, Treasurer  
R. Cascio, Director  
L. Masciola, Director  
S. Elmore – EPI

**Guests:** There were no guests present at the meeting.

### **Minutes:**

*Motion – Motion by B. Lindgren to approve the August 24, 2022 minutes. Seconded by R. Cascio. Motion unanimously approved.*

**Treasurers Report** – M. Castricone presented the financial report for August 31, 2022

Total Checking & Savings	\$ 975,638
Total AR & Other Assets	\$ 27,870
Total Assets	\$1,003,508
Total Current Liabilities	\$ 32,558
Total Equity	\$ 970,950
Total Liabilities & Equities	\$1,003,508

*Motion – Motion by R. Cascio to approve the Treasurer's Report for August 31, 2022. Seconded by B. Lindgren. Motion unanimously approved.*

### **Management Report** –

- **Proposed Amendment to Rules** – S. Elmore reported that the rules will be amended to add that garbage cans will not be put out before 5:00 pm on Tuesday and be brought in as soon as possible on Wednesday.

*Motion – Motion by R. Cascio to approve the amendment to the rules regarding garbage cans. Seconded by M. Castricone. Motion unanimously approved.*

- **Drainage Project – Phase 4** –

*Motion – Motion by B. Lindgren to accept the bid from Sebert for drainage work using lessor materials. There was no second.*

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***Motion – Motion by R. Cascio to accept the bid from New Dimensions for phase 4 drainage project.  
Seconded by M. Castricone. Motion approved.***

- **Springdale Lane Fence** – S. Elmore reported that copies of the fence permit issued by the Village of Bloomingdale are attached. Information was sent to K Brothers Fence and they are waiting on materials.
- **Exterior Painting** – S. Elmore reported that the painting has been completed and an inspection has been done. A second inspection will be done once items that were noted are corrected.
- **Concrete & Driveway Replacement** – S. Elmore reported that the specs are attached and he will get bids based on the revised specs.

**Rule Violations** – There were no rule violations to be discussed.

**Inspection Report** – S. Elmore reviewed the inspection report with the Board.

**Correspondence** – S. Elmore reviewed correspondence with the Board.

**Recreation Board Report** – R. Cascio reported that the pool closed on Labor Day. Vito Zatto performed on the front lawn on Sunday, 9/18 with approximately 150 in attendance. The annual meeting was held on Wednesday 9/21 and there will be a \$5.00 monthly increase in the BCRA assessment. The tree lighting will be held on Friday, 11/25. The holiday party will be held on 12/4 and Santa party on 12/11. A new attendant, Kim, has been hired. Also, a new administrator, Kim Tartan, was hired to replace MarLene.

**Committee Reports** –

- **Landscape** – No report
- **Architectural** – No report

**Unfinished Business:** There was no unfinished business.

**New Business:**

- **House Numbers** – S. Elmore will attach new numbers next to the existing ones on B. Lindgren's unit for the Board to review.
- **Windows** – The Board discussed choosing two different options for homeowners to choose from when they need new windows.

**Homeowner Forum** –

Homeowners complained about the garage sale being held on two days and police did not put up the signs as in the past. People were parking on both sides of the street.

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**Adjournment-**

***Motion – Motion by R. Cascio to adjourn the meeting to Executive Session at 8:02 pm to discuss the 2023 budget. Seconded by B. Lindgren. Motion unanimously approved.***

***Respectfully Submitted,  
EPI Management Company, LLC***